

J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale or Lease

65,365 ±SF

Development
Investment
Opportunity

Across from Walmart Supercenter
Henrietta, NY



1175 Marketplace Dr

Rochester, NY 14623 (Henrietta)

Property Features

- This Development Investment Opportunity is situated Across from Walmart Supercenter, and adjacent to Regal Cinemas Henrietta 18, and a proposed call center.
- Located in the Town of Henrietta, NY, on Marketplace Dr, Connecting Hylan Drive and Jefferson Road.
- This property is home to LaserTron, Plus the Available space of 35,980 ±SF still has a 2 year term left on the lease.
- Surrounded by one of the strongest retail markets in the Greater Rochester Area.

Amenities

- Great Visibility
- Strong Demographics
- Less than 1 mile from I-390

Demographic Report

1175 Marketplace Dr	1 Mile	2 Miles	3 Miles	5 Miles
Population	3,066	20,275	44,529	144,098
Households	1,393	8,360	16,938	59,479
Med HH Income	\$47,143	\$56,052	\$61,253	\$62,110
Daytime Pop (16yrs+)	13,740	46,602	101,510	191,035



Building Size	65,365 ±SF
Available Size	35,980 ±SF
Acres	8.11 ±Acres
Sale Price	Upon Request
Taxes	\$120,042.40
Lease Rate	Based on Tenant buildout requirements
Parking	352 ±Cars shared parking

For more information:

Joseph A. Fiorie

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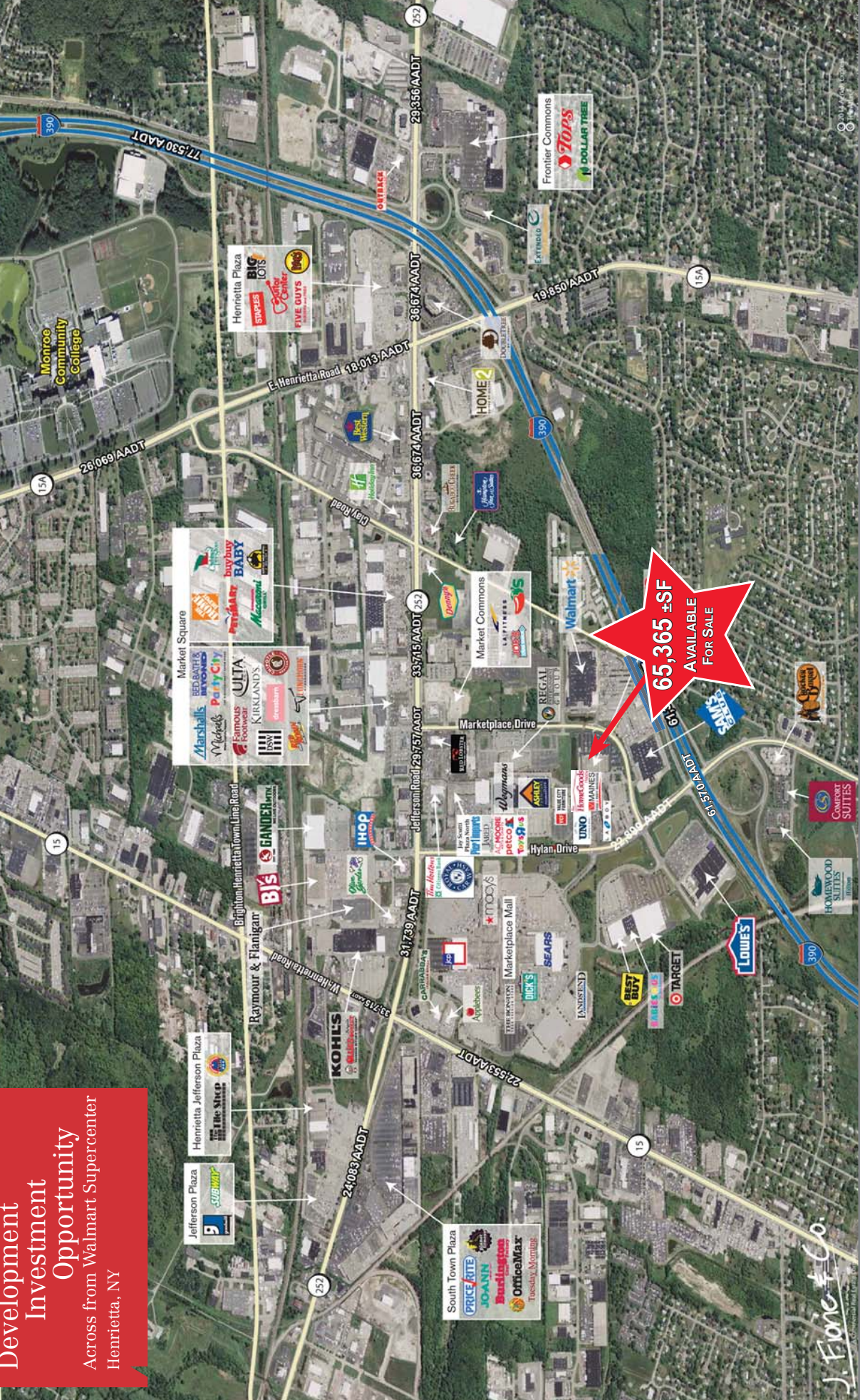
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683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

www.jfiorieco.com

2018

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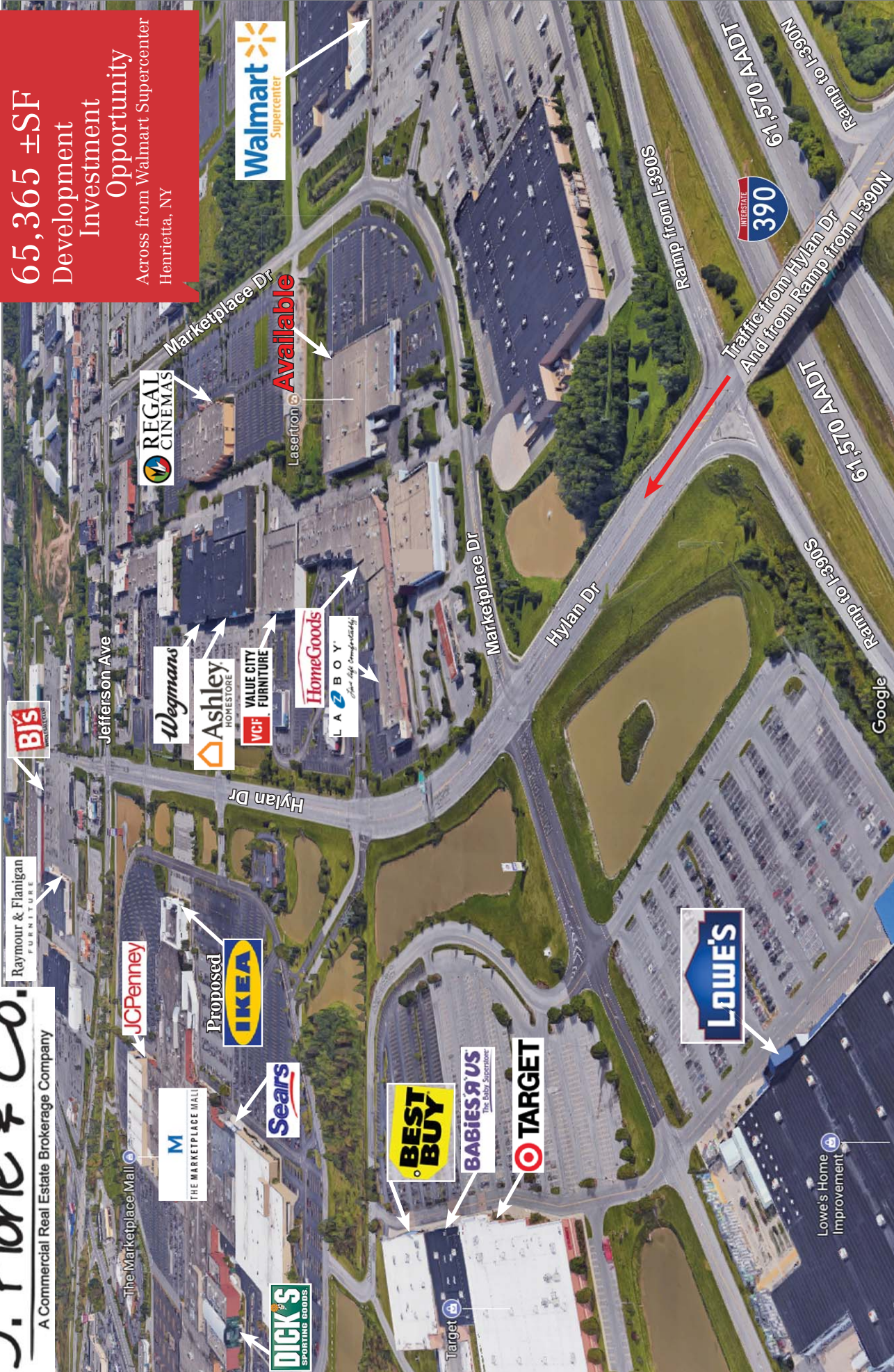
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